

Subject: RE: Truxtons
From: Miki Payne <Miki@hbdrollinger.com>
Date: 01/15/2016 10:39 AM
To: Timothy Foley <tfoley@eyascapital.com>
CC: Donald Duckworth <duckworth.donald@gmail.com>

I agree! We (the BID) are keeping a book, with names and DOB's as we get them. You can and should call the BID Ambassador if anyone is asking for money and he will move them along. Police are always good, but we try to use them for back up. I will forward this email to Don Duckworth and we will share with our BID Board.

Thank you and let us know if there is anything we can do to help.

Miki

Steve Rhodes (310) 529-7334

Miki Payne
Operations Manager
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From: Timothy Foley [mailto:tfoley@eyascapital.com]
Sent: Friday, January 15, 2016 10:08 AM
To: Miki Payne
Subject: Re: Truxtons

Miki,

I should have told you we have had two major issues in the past week. On Monday a homeless guy came in the restaurant and starting breaking things and threatening our guests. He then went next door to liquor store and started breaking liquor bottles. He was arrested. On Wednesday night we had a major incident. One of our employees walked out our back door and was attacked pretty bad. We have it all on video and she will eventually be fine but very scary. The person who did this had been seen in the area the past few days soliciting for money. We have generally had a hands off approach to the homeless situation but we are going to start calling the police now when they are in the area as it is providing and unsafe environment for our staff and patrons. Just wanted you and your tenants to be aware. Liquor store has also been robbed several times in past year.

I will call Eric about the space. I share offices with Spencer but we are getting to big for sharing so will for sure take a look. Tks Tim

On Fri, Jan 15, 2016 at 9:39 AM, Miki Payne <Miki@hbdrollinger.com> wrote:

I want to be as classy as you when I grow up! I will forward your email as is to Moheb, Karen and Andy. Andy already gets it and with the beautifully done email, everyone else will easily understand and grasp the concept.

I hear the police were working in your office area yesterday, glad to hear that all worked out.

It looks like we have an interested party in half of the ground floor space at Paradise so let us know if that is something you are interested in.

I am trying to talk Karen into happy hour visit to Truxtons for a glass of wine and broccoli before the long weekend. Happy to hear about the Banh Mi and grateful you weren't mad about the critique.

See you soon.

Miki

Miki Payne
Operations Manager

Drollinger
P R O P E R T I E S

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From: Timothy Foley [mailto:tfoley@eyascapital.com]

Sent: Friday, January 15, 2016 9:00 AM

To: Miki Payne

Subject: Truxtons

Miki,

Just wanted to give you a heads up I'm going to put the property up for sale. I'm sorry if that puts you in a bad position with your company. As I think I mentioned we have purchased all our properties in the last year with the purpose of holding long term. With Truxtons we are doing a major remodel in June which will cost about 600k. We feel with the added value we can get for the property(most of

this value is based on the new 25 year lease we wrote with increased rents of 50k a year plus) we will be able to fund the full expansion after we take a 30% tax hit on the profits.

I truly appreciate all the support your company has provided and just want to make sure our relationship with you and the Drollinger family is not affected as I know you gracefully bowed out of the sale process last year.

Thanks again for your honest feedback on lunch Wednesday we have already switched the procedure on the Ban mi sandwich as it was not made correctly and it's nice to hear so we can make it right.

Have a great weekend. Tim

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